

Future Land Use

The Future Land Use Map and Plan

- Represents generalized and preferred land use arrangement
- Can be long-range
- Implemented through the mapping of zoning districts
- Consistent with the vision, goals, and strategies

Current Land Use Planning Documents

City of Traverse City Draft Master Plan (see map and handouts)

Neighborhood Types

- TC-1 Neighborhood
- TC-C Neighborhood

Garfield Township (see map)

Planned Development: It is the purpose of designating planned development areas to provide the Township flexibility in the regulation of land development, to encourage innovation and variety in land use and design of projects of sufficient size to be considered self-contained. Planned projects shall be directly accessible from major thoroughfares, as designed on the Township Major Thoroughfare Plan, and shall not have any adverse economical, social or environmental impact on the surrounding land uses. Planned unit developments may be located anywhere in the Township upon approval by the Township Board.

Grand Traverse Commons Planned Redevelopment

This area incorporates the former state hospital properties generally located in Sections 8 and 9. The Planning Commission has adopted The Grand Traverse Commons District Plan for the Traverse City State Hospital as the plan for this area. That plan and any amendments prepared as part of the adaptive reuse process should be referred to for specifics

Public: Public lands owned for a variety of uses, including, but not limited to parks, open spaces, administrative offices, public utilities, and public educational institutions of all educational levels.

Stream Wetland: Stream environments, wetlands and to other areas of vegetative quality. These areas are indicated on the plan as areas where considerable care must be taken with future development. They include the areas immediate to streams and wetlands which are either unsuited for development or suited for extremely low levels of development; also areas where the vegetative canopy has matured and is of such value to the Township that it deserves special attention and design considerations. These areas include significant lands in the Boardman Valley adjacent to the Boardman River.

The plan recognizes Kids, Miller, Mitchell and other small creeks, with their associated stream environments and wetlands are major natural features of this overall planning area. Together these creek systems provide a web of open space which if properly utilized and planned should protect streams, their water quality, the associated environments and wetlands, provide an opportunity for open space and recreation areas, as well as for pedestrian linkages throughout the planning area and into the Boardman Valley. Planned and more conventional developments should all be carefully scrutinized to determine how these areas can compliment such proposals, and how the treatment of these areas can in the long run be integrated into an overall system to achieve the objectives outlined above.

Grand Traverse Commons District Plan

Campus Subareas (summary)

Subarea One: Medical Campus

New construction

- Rehabilitation of the northern cottages
- Rehabilitation and enhancement of the front lawn

Subarea Two: Continuing Care Retirement Community

- Rehabilitate former State Hospital Building and south cottages into a continuing care retirement center
- Village type environment
- Tradition town-square design
- Ancillary commercial uses (lodging, hospitality)
- Preserve the front lawn
- Demolish the power plant

Subarea Three: Residential/Activity Center

- Retain historic building where feasible
- Ancillary commercial uses (lodging, hospitality)
- Parcels divided by large areas of open space

Subarea Four: Community Services Center

- Retain its function as a community services center
- New development will be limited to the construction and reorganization of existing parking areas

Subarea Five: Traverse Bay Area Intermediate School District Property

Continue its present education-oriented functions

- New development will consist of the continued renovation of the existing facility to construct a conference center

Subarea Six: Recreational/Activity Center

- Retain the historic farm buildings
- New uses will include recreational activities
- Other uses such as low-intensity administration offices and community programs are also contemplated

Subarea Seven: Woodlands Conservation Area

- Passive recreation uses: community garden plots, interpretive facilities, educational activities
- Subarea Eight: Wetlands Conservation Area
- Recreational activities associated with trail network
- Landscaping will enhance and protect the wetland systems